

Weare Conservation Commission
Minutes
October 8, 2003

In attendance were Tom Carr, Andy Fulton, Pat Myers, and John Ciampi.

Guest included Elizabeth LaRocca, community relations manager, representing PSNH.

Meeting commenced at 7:14 PM.

1) Manifest for Gooch Property – Tom read aloud the Gooch property deed, conveying two parcels of property donated by Evelyn Gooch, to the town of Weare, under the auspices of the WCC, and in perpetuity. Andy made motion to authorize Tom Carr to accept and sign this deed, and Pat Myers 2nd. All subsequently voted to authorization. Evelyn O'Connor, town clerk, presided over the signing.

2) Elizabeth LaRocca – gave a short presentation to the Commission explaining the grant programs available from PSNH, which include the *Community Service Involvement* grant, the *Environment Community* grant, and corporate contributions. Tom suggested that the Commission use a portion of the grant monies to construct a kiosk at the Lake Horace Prime Wetland area, or, constructing one at the entrance of the recently acquired Wood property, in recognition of their generous gift to the town. Ms. LaRocca mentioned contacting the Chester CC in order to solicit their input on cost, materials, construction techniques, etc. of building a kiosk, since they recently completed construction of a kiosk with PSNH grant funds. After Ms. LaRocca's egression, discussion continued on how best to use the anticipated grant monies, and also how to ensure that the CSI grant funds will be encumbered by the town so that these funds will not revert into the General Fund, as had occurred in the past.

3) Web Site - Andy asked John Ciampi if he would submit to him all the current years' minutes so that they can be incorporated on the town web page, and also to e-mail him the minutes on an ongoing monthly basis. John concurred and will follow through on this.

4) Abija Bridge - the state plans to rebuild this structure next year. During this reconstruction event, Gordon Russell, local environmentalist, wants to take advantage of this opportunity to construct a retaining wall on the upstream side of the bridge in order to allow the prime wetland area to remain full of water during Fall drawdown of the lake. This structure would help to offset the negative impact to wildlife in the marsh in the Fall and again in the Spring by maintaining a constant water level. Funding for this project will be generated by private donations and grants.

5) Minutes Sept. 10, 2003 – John Ciampi read the draft version of these minutes. Changes included, in #2, Chase Park, last line, to strike the wording, *for advice on how the Commission can most effectively regulate or control this problem*, and insert the wording, *to ask DES if there is a state agency that can regulate boat traffic in the area of Chase Park*. In line #6, line 1,

change the wording, *for a wetland crossing, because to,for wetland impacts. Due to* Pat Myers made motion to accept minutes as revised and Andy 2nd. All voted in favor of acceptance. Motion carried.

6) Wetland impacts – none.

7) Duck Pond proposed subdivision – Brian Holt was supposed to be a guest at this evening's meeting, however, due to revisions in the subdivision's plans, he retracted his decision to attend this evening. Andy Fulton read a letter from the PWA, addressed to Paul Morin of the Planning Board, outlining the environmental weaknesses of this proposal. Tom Carr read a letter from SPNHF who documented several technical problems with this proposal: a) NBAC has failed to identify on the site plan, a SPNHF r.o.w. which crosses NBAC property; b) the NBAC plan failed to indicate SPNHF as an abutter; c) SPNHF has indicated that this proposal overlies an important aquifer, therefore proper design techniques should be installed to help protect this valuable resource; d) several lots on the site plan are insufficiently distanced from a riparian corridor which feeds Duck Pond; e) the closeness of some lots to the wetlands would inevitably affect water quality and wildlife habitat; f) open space land should be contiguous and unfragmented to be of best value to wildlife; g) as presently designed, the open space land is detrimental to wildlife; h) the number of lots proposed is deemed excessive considering the character and limitations of the land. Paul Doshier, senior director of land conservation for SPNHF, authored this letter.

8) Rolling Hills proposed subdivision – Tom presented an overview of the recent site walk of this proposal. The primary concerns were a line of sight issue concerning the entrance of the subdivision's driveway and Colby Hill Rd. There was also a drainage issue involving an abutter who unfortunately will receive increased runoff on to his property from this proposed development. Tom stated that he didn't discern any significant wetland impacts during this site walk, mainly because minimization/avoidance prevailed in the site design. Tom asked the developer of this subdivision for conservation restrictions on a forested wetland adjoining this site, approximately 25 acres in size. Tom also proposed contacting PWA about acquiring an easement on property 412/12.1 through which Huse Brook flows.

9) James Kidd II – of 130 Colby Hill Rd., a presumed abutter, forwarded a copy of recommendations concerning the Rolling Hills proposed subdivision to the Planning Board. It contained 15 annotations which Tom felt was too extensive to read at this time, and it would be reviewed by the Planning Board anyway.

10) Michael & Cathy Melcher – lot line adjustment, tax map 412/12 and 12.1 on Colby Hill Rd. Purpose of this LLA is to create lots 12.2 12.3. Discussion prevailed on this issue until determining that the boundary dimensions of an adjacent property do not concur with the different surveyors of the other properties. Pat made the suggestion to ask the Planning Board if this property can provide a conservation restriction abutting to the one which is being provided by lot 412/186. The support for this suggestion is that connecting properties would be propitious to wildlife by creating a corridor for wildlife habitat. Tom agreed to incorporate this suggestion into the feedback report to the Planning Board. Also to be included in this report is that there is

no wetland certification stamp is on this plan, no wetland setbacks are indicated, and the boundaries do not correspond with the adjacent property.

11) Jean Wood LLA – tax map 411/160 & 411/160.1. Don Palmer has completed a deed restriction on the property which will run with the land in perpetuity. The enforcement of the tenants of this deed restriction will become the responsibility of the WCC. The Commission concurred with Pat's suggestion to change the original wording "conservation easement" to "permanent deed restriction" which was felt would more accurately reflect the technical intent of this document. Jean Wood requested a purchase price for the property of \$175K, a little more than the appraisal amount. Ms. Wood also indicated that she would like to have a sign erected at the site in recognition of the Woods' Family land contribution to the Town, and to have permanent access for the Wood family. Andy made motion that the town purchase this property of 207.9 acres for the asking price of \$175K, and John 2nd. All voted to accept this parcel of land as town property. From here, Tom will present this transaction to the selectmen at their next meeting.

12) Zoning Board issues – None.

13) Wetland Bureau Actions – Chris Bolton, file #0941, has notified DES that his logger completed the seeding operation in order to rectify logging damage done on the property by improper logging techniques. However, the seeding was done late in the season, so DES has requested that Spring photos be sent to them; Dorothy Cleaves Revocable Trust, map 410/182 on Cram Rd., file #01988, is harvesting the timber from her lot; N.H. Fish and Game, file # 01914, lot 407/141, is having a timber harvest on their lot; Kenneth Desjardins, file #1846, expedited application of rip-rap, has been approved.

14) 33rd Annual NHACC Meeting – is slated for Nov. 1. All members plan to attend. Tom presently requested that the members submit their completed application forms.

15) Conservation Fund Balance – most recent accrual is \$309,949. Interest is currently accruing at the rate of approximately \$300. per month.

16) Zoning Ordinance Changes – proposed technical changes to article 28 are mainly concerned with phraseology modifications. Article 26.6.7 stipulates that if a developer utilizes minimization/avoidance/best practice techniques, and the wetland zone is not seriously impacted, he would not be required to meet with zoning, provided the Planning Board agrees. The revised wording of this document will reflect this new concept. The purpose of this revision will improve streamlining the approval process, for instance, construction of a drive that would have minimal impact to an involved wetland zone. Tom plans to meet with Planning at their next work session and review these proposed changes with them.

17) Capital Improvements Project – selectman Cook spoke with Tom and encouraged him to have the Commission become more involved in this project, setting up an account that could, for example, allow the Commission to purchase 200 acres per year of as conservation property. However, as Tom pointed out, this would be difficult to accomplish as prices of land vary tremendously. Tom went on to indicate that the Commission doesn't have very much data to

draw from, so formulating a CIP plan would be a difficult charge. Tom also pointed out that the primary capital expenditures of the Commission are land purchases. Andy suggested raising the proportion of the LUC tax allotted to the Conservation Fund from its current level of 75% to around 90 -100% in lieu of CIP involvement, since the Commission currently doesn't have any historic track record of expenditures, and it would also allay taxpayers concerns that the Commission, considering the Conservation Fund, might be "double dipping" in the town coffers. Pat added that raising the LUC tax is plausible since she feels that taxpayers already have confidence in the ongoing work of the Commission. Pat also proposed opening a CIP account but with minimal funding in order to maintain an open and available account for future contingencies. After some discussion on how to best utilize the CIP fund, Pat suggested that she call Frank Bolton to formulate ideas on how the CIP fund can be optimally tailored to Commission needs. Tom would also like to meet with the selectmen and try to become more knowledgeable on this issue.

18) Map of Protected Lands – Pat Myers shared with the Commission that PWA and SPNHF are co-coordinating efforts and resources to compile a listing of all the protected lands in the general area. These organizations are asking the general public to help complete this list , so if someone knows of protected land and are not sure if it is documented , please contact one of these organizations. Pat has a spreadsheet delineating all the known protected land to date.

19) PWA Monitoring Reports - Pat displayed a PWA monitoring report. It included: a table of contents, plot plans, area maps, a summary of the easements, and the monitoring results. She felt this display may be of value for comparison purposes.

20) Commission Website – Andy reported that the Commission webpage is almost fully developed. The framework is in place and he is looking for landscape photos that could be used in the layout.

21) Adjournment – John Ciampi made motion to adjourn, and Pat Myers 2nd. All voted in the affirmative. Meeting adjourned at 10:20 P.M.

Respectfully submitted,

John Ciampi

cc: Town clerk
BOS
Commission files